



2150 Whitfield Avenue, Sarasota, FL 34243

# INDUSTRIAL WAREHOUSE & DISTRIBUTION FACILITY

# PROPERTY SUMMARY

2150 Whitfield Avenue, Sarasota, FL 34243

Ian Black Real Estate is thrilled to introduce a remarkable opportunity for prospective buyers seeking a cutting-edge manufacturing facility. This premier property boasts expansive, air-conditioned interiors adorned with soaring 18-foot ceilings, providing an ideal environment for a diverse array of manufacturing activities. The facility's thoughtfully designed layout encompasses a contemporary Office/Showroom area and a fully operational warehouse space. Facilitating seamless loading and unloading operations there are 13 Dock high doors and 1 Drive-up door.

One of the key distinguishing features of this property lies in its strategic location. Nestled in proximity to the Sarasota-Bradenton International Airport, the US 301 Industrial Corridor, and with convenient access to I-75, this facility ensures exceptional connectivity for transportation and logistics. This advantageous positioning enhances operational efficiency, making it a desirable location for businesses looking to streamline their activities.

Furthermore, the property offers an abundance of parking space, ensuring ample room for both the workforce and clients alike. This valuable asset contributes to the overall convenience and accessibility of the facility, promoting a positive and efficient business environment.

The available space for sale encompasses a total area of 281,000 square feet. With its prime location, state-of-the-art amenities, and flexible leasing options, this manufacturing facility stands as an unparalleled opportunity for businesses seeking convenience and efficiency in their daily operations. For those eager to explore this enticing prospect, Ian Black Real Estate invites you to connect with us promptly. We are ready to provide detailed information and arrange viewings to help you envision the countless possibilities that this extraordinary property presents for your business. Don't miss out on this chance to elevate your operations – contact Ian Black Real Estate today!

## EXECUTIVE SUMMARY

ADDRESS	2150 WHITFIELD AVE, SARASOTA, FL
PROPERTY TYPE	INDUSTRIAL WAREHOUSE / DISTRIBUTION
TOTAL BUILDING AREA	281,075 SF
AVAILABLE AREA	216,500 SF
DETACHED OFFICE	16,116 SF
SITE AREA	±12 ACRES
YEAR BUILT	1984/2005
CONSTRUCTION	STEEL
CLEAR HEIGHT RANGE	13' – 21'
DOCK-HIGH DOORS	14
GRADE-LEVEL DOORS	3
PARKING	228 SPACES
POWER	1,500 AMPS, 3 PHASE
<b>LEASE RATE</b>	<b>\$6.25/NN</b>

# EXTERIOR PHOTOS

2150 Whitfield Avenue, Sarasota, FL 34243

The property occupies roughly 12 acres along the US-301 industrial corridor. Gated surface parking, wide truck courts, and multiple access points for both passenger vehicles and tractor-trailers.



# SUITE A PHOTOS

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Suite A offers 106,412 SF of warehouse space with 8,058 SF of attached office. Eight dock-high loading doors along the rear, served by a wide concrete truck court with room for full-size trailers. The largest contiguous available space on site.

**114,470**  
Total SF

**8**  
Dock Doors

**13'-20'**  
Clear Height



# SUITE B PHOTOS -LEASED

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Suite B includes 58,349 SF of fully air-conditioned warehouse with 8,058 SF of office space. Currently occupied by an existing tenant with a lease through 2029 and a three-year renewal option.

**66,407**  
Total SF

**3**  
Dock Doors

**13'-21'**  
Clear Height



# SUITE C PHOTOS

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Suite C totals 100,198 SF split between 50,070 SF on the first floor and 50,128 SF on the second floor. Includes a personnel elevator and a 5-ton crane hoist for moving product between levels. AC ducting already in place on the second floor. Three grade-level drive-in doors on the first floor. Three grade-level drive-in doors on the first floor.

**100,198**  
Total SF

**3 GL**  
Dock Doors

**14'10"**  
Clear Height



## Suite A – 8 Dock-High Doors

Suite A has eight dock-high loading doors along the rear of the building, served by a wide concrete truck court with room for full-size trailers to back in and stage. Dock bumpers and levelers are in place. The truck court connects directly to the site's internal circulation, keeping loading traffic separated from the front parking area.



## Suite B – 3 Dock-High Doors

Suite B has three dock-high doors with access from the shared truck court. Currently occupied through 2029.



## Suite C – 3 Grade-Level Doors

Suite C has three grade-level drive-in doors on the first floor, sized for box trucks and vans. These work well for operations that move smaller loads, handle frequent pickups, or need to drive equipment directly onto the warehouse floor. No raised dock is required.

# PROPERTY LAYOUT

2150 Whitfield Avenue, Sarasota, FL 34243



# LOCATION AERIAL

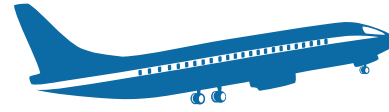
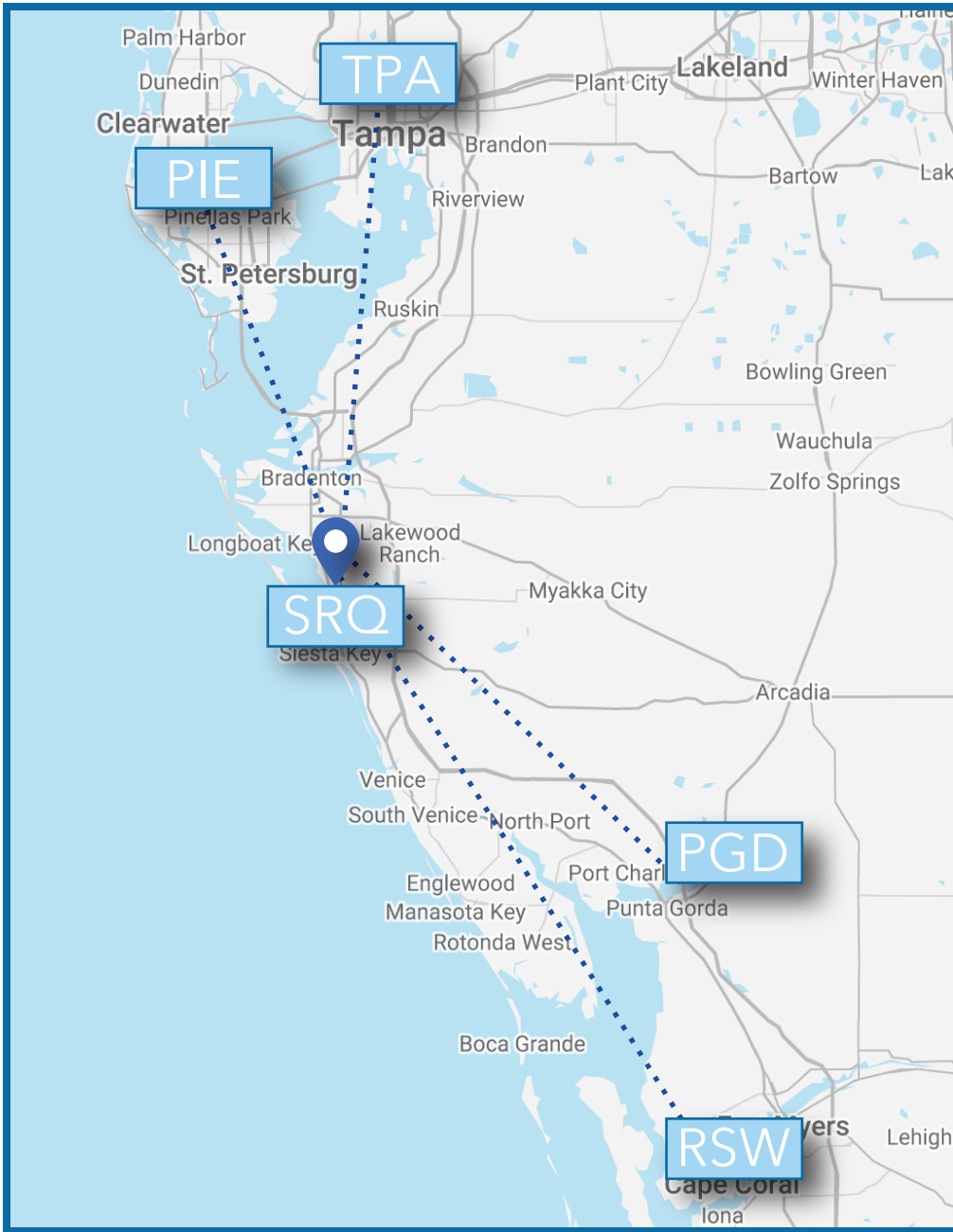


301

Subject Property

301

# AIR & PORT PROXIMITY TO LOCATION



## Airport Travel

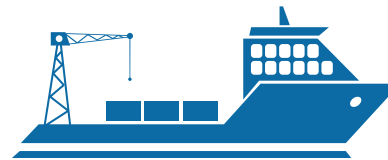
**SRQ:** Sarasota-Bradenton Airport: 4 Miles

**PIE:** St. Pete-Clearwater Airport: 42 Miles

**PGD:** Punta Gorda Airport: 61 Miles

**TPA:** Tampa International Airport: 50 Miles

**RSW:** Southwest International Airport: 96 Miles



## Port Travel

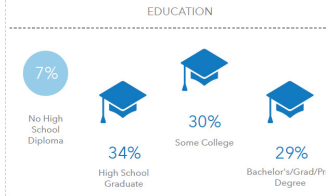
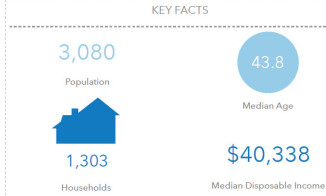
Port Manatee: 18 Miles

Port Tampa Bay: 47 Miles

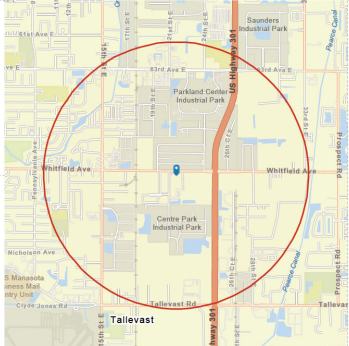
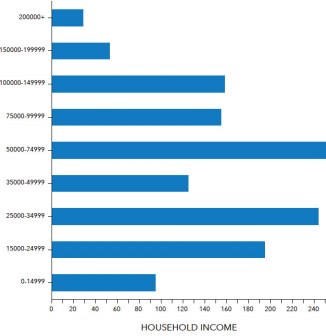
# DEMOGRAPHICS

## DEMOGRAPHIC SUMMARY

2150 Whitfield Ave, Sarasota, Florida, 34243 2  
Ring of 1 mile



## INCOME



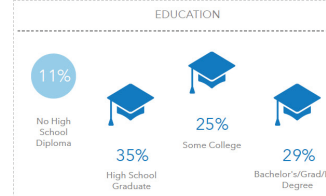
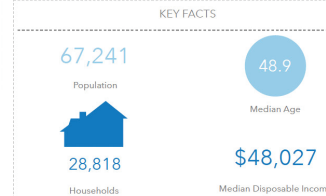
Source: Esri. The vintage of the data is 2023, 2028.

© 2024 Esri

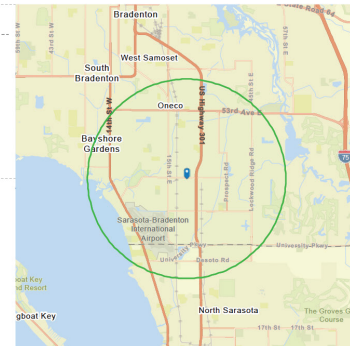
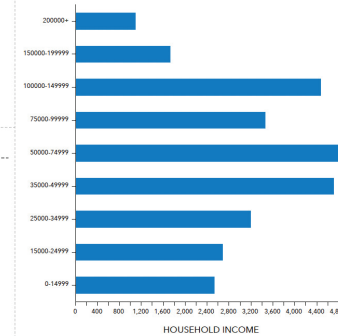
1 MILE

## DEMOGRAPHIC SUMMARY

2150 Whitfield Ave, Sarasota, Florida, 34243 2  
Ring of 3 miles



## INCOME



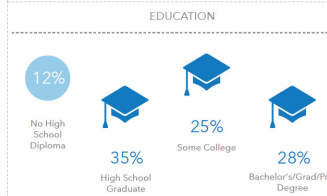
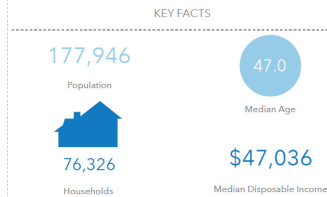
Source: Esri. The vintage of the data is 2023, 2028.

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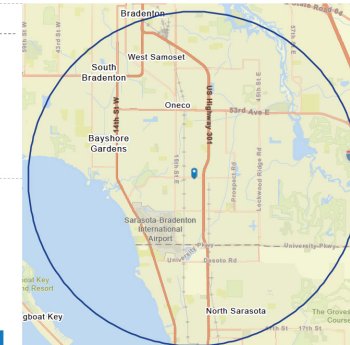
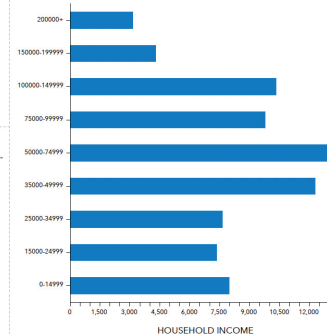
3 MILES

## DEMOGRAPHIC SUMMARY

2150 Whitfield Ave, Sarasota, Florida, 34243 2  
Ring of 5 miles



## INCOME



Source: Esri. The vintage of the data is 2023, 2028.

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5 MILES

# BIOGRAPHY JAG GREWAL, CCIM, SIOR<sup>DUAL</sup> PARTNER

Born in West Malaysia, Jag finished elementary school and the family then moved south so he could attend middle school to Singapore. At 14, they immigrated to Australia, where Jag completed high school at 16 and won a scholarship with BHP Co. Ltd to attend the University of South Australia. After successfully completing a rigorous degree program in Electrical Engineering, Jag decided to join his father's property development company and learned the business. In the late 90's, his entrepreneurial spirit brought him to America. After a short stint in Arizona in property development, Jag discovered Sarasota as he was flying to Africa on a mission assignment. He completed that assignment and moved to Sarasota in December 2000. He joined Coldwell Banker and rose to be the #1 agent in the Sarasota market for Coldwell Banker in 2006. In 2009, he left Coldwell Banker Commercial to form a partnership with Ian Black, Steve Horn & Marci Marsh at Ian Black Real Estate, where he is a Partner. Jag is married to his amazing, beautiful and creative wife Amy Grewal and they have four lovely children. He enjoys squash and golfing, when time permits.

A well respected commercial real estate broker, Jag has completed sales and leases over \$500M in this region and has earned numerous distinctions throughout his career including:

Past President of the Commercial Investment Division – an organization that serves all of the commercial real estate practitioners /affiliates in Sarasota County

Prestigious Commercial Realtor of the Year, awarded by his peers in December 2007

Obtained CCIM designation in March 2015, awarded by the Certified Commercial Investment Member Institute.

Obtained the rare SIOR (Dual) designation bestowed by the Society of Industrial and Office Realtors, one of only 140 worldwide.

2015 - 2020 Board Member of the Lakewood Ranch Business Alliance

2019- Current Board Member of the Bradenton EDC

2021 – Board of Trustees for Forty Carrots Family Center

Companies Served: Access Diagnostics, American Momentum Bank, Asolo Theater, BB&T, Boca Grande Area Development, Boca Norte, Bone Fish Grill Restaurants, Brown & Brown Insurance, CVS, Daus Investments, Dunkin Donuts, Enzymedica, Goodwill Industries, Gulf Coast Community Foundation, Half Acre Construction, Insignia Bank, iStar Financial, Paradise Properties, Salvation Army, Standard Pacific Homes, Starbucks, Suntrust Bank, Swim City, Taco Bell, Sunz Insurance Company, Tervis Tumbler, Triton Companies, United Rentals, and Walgreens.



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# BIOGRAPHY

HEIDI HABER  
SALES ASSOCIATE

A native of Michigan, Heidi came to Florida in 2007 to escape the cold winters. After spending time in various cities throughout Florida, she decided on Sarasota. With its unmatched weather, culture, local food scene and welcoming people, Heidi knew this is where she and her three children should live.

A real estate professional since 2014, Heidi is known for integrity, diplomacy, and sincerity in all her real estate sales. During her time in the business, she has first and foremost strived to be someone in whom her clientele and colleagues can put their trust and faith in. As a former sales executive for nearly 20 years, Heidi uses her unique negotiating insights to tirelessly advocate for her clients. When working with buyers and sellers, Heidi is assertive and effective without being too aggressive. Living here for 15 years, she offers a seasoned knowledge of the city and an intimate understanding of what makes each area of Sarasota so special. Above all, Heidi values relationships over transactions, and much of her business comes from repeat clients or referrals. Whether it's a commercial building, or an investment property, Heidi provides the same level of unmatched service for all her buyers and sellers at any stage of their journey. She is communicative, thorough, and detail-oriented—and she'll be alongside you every step of the way.



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